WARRANTY DEED

File #17462

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan N. Valle Santos	SWBC Mortgage	09705002500
(NAME)	(NAME)	
3403 Oldfield Dr	9311 San Pedro #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Issa Deeb Khoury and wife, Hellweh Khoury,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan N. Valle Santos and Maria Teresa Pupo Santiesteban husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Hickory Bend, Section 7, of record in Book 3600, page 29, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Issa Deeb Khoury and wife, Hellweh Khoury by Quitclaim Deed from Chip Kandrach, Trustee dated July 9th 2004 and recorded July 15th 2004 record in Instrument No. 20040715-0084151, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Issa Deeb Khoury by Warranty Deed from Sonya R. Liehr, married, (f/k/a Sonya S. Reedy) dated October 14th 1999 and recorded November 24th 1999 record in Book 11756, Page 616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 2609 **DEEDWARR**
09/20/2017 11:43:58 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20170920-0096377

unimproved ☐
This is improved ☒ property, known as 3403 Oldfield Dr, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of September, 2017.

Issa Deeb Khoury

Hellweh Khoury by Issa Deeb Khoury. Atty In Fact

Hellweh Khoury, by Issa Deeb Khoury

Attorney-In-Fact

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Issa Deeb Khoury ~~and Hellweh Khoury~~, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2017.

Notary Public Violet L O'Brien

My Commission Expires: 01'14'19

VIOLET L. O'BRIEN
Notary Public, State of Texas
Comm. Expires 01-14-2019
Notary ID 774464-9

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

STATE OF TEXAS
COUNTY OF Harris

On this 15th day of September 2017, before me personally appeared Issa Deeb Khoury, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hellweh Khoury pursuant to a Specific Power of Attorney dated 9/7/2017 and filed of record in Instrument No. 20170919-0095615, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Hellweh Khoury, as her attorney in fact.

Witness my hand and seal this @ 15th day of September, 2017.

Violet L. O'Brien
Notary Public

My Commission Expires: 01-14-19

VIOLET L. O'BRIEN
Notary Public, State of Texas
Comm. Expires 01-14-2019
Notary ID 774464-9